

CORRECTED RECORD OF SURVEY AND  
BOUNDARY LINE ADJUSTMENT  
BETWEEN  
**MOUNTAINS WEST RANCHES**  
AND  
**ANDY W. BOWTHORPE**  
LOCATED IN THE EAST 1/2 OF SECTION 35  
TOWNSHIP 3 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren J. Grant, President of Mountains West Ranches, a J.T. Grant Company Inc. and Andy W. Bowthorpe, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17 of the U.C.A., I have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat:

ORIGINAL DESCRIPTION OF THE MOUNTAINS WEST RANCHES PROPERTY  
ACCORDING TO THAT CERTAIN WARRANTY DEED  
RECORDED 22 JANUARY 2018, AS FOUND BY ENTRY NO. 512011, AT PAGES 1 AND 2  
TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 35: The West half of the West half of the East half. Tax ID #3498

ORIGINAL DESCRIPTION OF THE ANDY W. BOWTHORPE PROPERTY  
ACCORDING TO THAT CERTAIN WARRANTY DEED  
RECORDED 25 APRIL 2014, AS FOUND BY ENTRY NO. 472007 IN BOOK A711, AT PAGES 135-6  
TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE & MERIDIAN. SECTION 35: Beginning at the Southeast corner of the East half of the Southwest quarter of the Northeast quarter of said section; Thence South 89°26'56" West a distance of 659.11 feet to the Southwest corner of said East half of said Southwest quarter of said Northeast quarter; Thence North 0°13'53" East a distance of 557.16 feet along the West line of said East half of said Southwest quarter of said Northeast quarter to a point on the South right of way line of U.S. Highway 40; Thence Easterly along said right of way through a curve having a central angle of 3°13'57", a radius of 11709.16 feet for an arc distance of 660.60 feet to a point on the East line of said East half of said Southwest quarter of said Northeast quarter; Thence South 0°18'30" West a distance of 515.81 feet to the point of beginning. Tax ID #3497-1

NEW DESCRIPTION OF THE MOUNTAINS WEST RANCHES PROPERTY  
(PARCEL A)

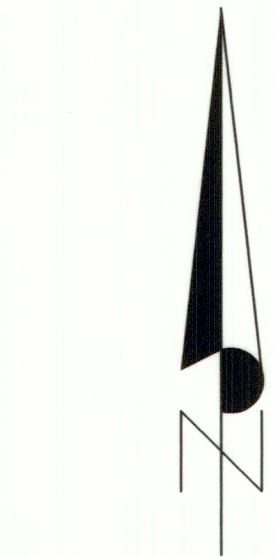
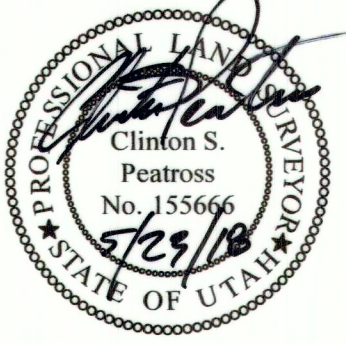
TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 35: Beginning at the South Quarter Corner of said Section; thence North 0°05'20" East 3182.73 feet along the north-south quarter section line to a point on the South right of way line of U.S. Highway 40, said point being on a 5479.58 foot radius curve; thence leaving said north-south quarter section line and running Easterly through a central angle of 6°47'13" for an arc length distance of 649.09 feet (long chord bearing and distance = North 87°05'48" East 648.72 feet) along said South right of way line to the end of said curve; thence South 87°12'56" East 672.27 feet along said South right of way line to a point on the East line of the West Half of the East Half of said Section; thence South 0°14'33" West 515.81 feet along said East line of said W1/2 of said E1/2 to a point on the east-west quarter section line; thence South 89°22'59" West 659.03 feet along said east-west quarter section line to a point on the East line of the West Half of said W1/2 of said E1/2; thence South 0°06'32" West 2652.89 feet to the Southeast Corner of said W1/2 of said W1/2 of said E1/2; thence South 89°23'16" West 658.12 feet to the point of beginning, containing 56.428 acres. ALSO INCLUDING: Beginning at a point on the north-south quarter section line and being South 0°05'20" West 660.00 feet from the North Quarter Corner of said Section; thence leaving said north-south quarter section line and running North 89°37'03" East 661.27 feet to a point on the East line of the West Half of the West Half of the East Half; thence South 0°09'56" West 660.00 feet along the East line of said W1/2 of said W1/2 of said E1/2; thence South 89°37'03" West 661.67 feet along a line parallel with the North Section line to a point on the north-south quarter section line; thence North 0°05'20" East 660.00 feet to the point of beginning, containing 10.032 acres. Tax ID #3497-1  
Subject to a 66 foot wide access road and utilities easement being further described as follows; Beginning at a point on the north-south 1/4 section line and being South 0°05'20" West 660.00 feet from the North 1/4 Corner; thence North 89°37'03" East 66.00 feet; thence South 0°05'20" West 1046.74 feet to a point on the North right of way line of U.S. Highway 40; thence Westerly 66.00 feet along said right of way line to a point on said north-south 1/4 section line; thence North 0°05'20" East 1053.24 feet to the point of beginning.

NEW DESCRIPTION OF THE ANDY W. BOWTHORPE PROPERTY  
(PARCEL B)

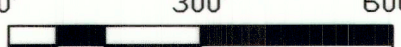
TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 35: Beginning at the North Quarter Corner of said Section; thence North 89°37'03" East 662.55 feet to the Northeast Corner of the West Half of the West Half of the East Half; thence South 0°09'56" West 660.00 feet along the East line of said W1/2 of said W1/2 of said E1/2; thence South 89°37'03" West 661.67 feet along a line parallel with the North Section line to a point on the north-south quarter section line; thence North 0°05'20" East 660.00 feet to the point of beginning, containing 10.032 acres. Tax ID #3497-1  
Together with a 66 foot wide access road and utilities easement described as follows; Beginning at a point on the north-south 1/4 section line and being South 0°05'20" West 660.00 feet from the North 1/4 Corner; thence North 89°37'03" East 66.00 feet; thence South 0°05'20" West 1046.74 feet to a point on the North right of way line of U.S. Highway 40; thence Westerly 66.00 feet along said right of way line to a point on said north-south 1/4 section line; thence North 0°05'20" East 1053.24 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, and then prepare a Record of Survey and Boundary Line Adjustment plat.  
BASIS OF BEARING: North 0°23'49" East from the East 1/4 Corner to the Northeast Section Corner.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



SCALE 1" = 300'



- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND 1/2" REBAR
- ◆ = RIGHT OF WAY MONUMENT
- = FENCE LINE ALONG RIGHT OF WAY

Note: The recording of this plat is to amend and correct an error made in reference to the Township and Range in the New Description of the Andy W. Bowthorpe property, (Parcel B).

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 35: Beginning at the North Quarter Corner of said Section; thence North 89°37'03" East 662.55 feet to the Northeast Corner of the West Half of the West Half of the East Half; thence South 0°09'56" West 660.00 feet along the East line of said W1/2 of said W1/2 of said E1/2; thence South 89°37'03" West 661.67 feet along a line parallel with the North Section line to a point on the north-south quarter section line; thence North 0°05'20" East 660.00 feet to the point of beginning, containing 10.032 acres. Tax ID #3497-1  
Together with a 66 foot wide access road and utilities easement described as follows; Beginning at a point on the north-south 1/4 section line and being South 0°05'20" West 660.00 feet from the North 1/4 Corner; thence North 89°37'03" East 66.00 feet; thence South 0°05'20" West 1046.74 feet to a point on the North right of way line of U.S. Highway 40; thence Westerly 66.00 feet along said right of way line to a point on said north-south 1/4 section line; thence North 0°05'20" East 1053.24 feet to the point of beginning.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, PRESIDENT OF MOUNTAINS  
WEST RANCHES, A J.T. GRANT COMPANY, INC.

ACKNOWLEDGEMENT

County of } s.s.  
State of }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, INC., the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_  
Notary Public

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

ANDY W. BOWTHORPE

ACKNOWLEDGEMENT

County of } s.s.  
State of }

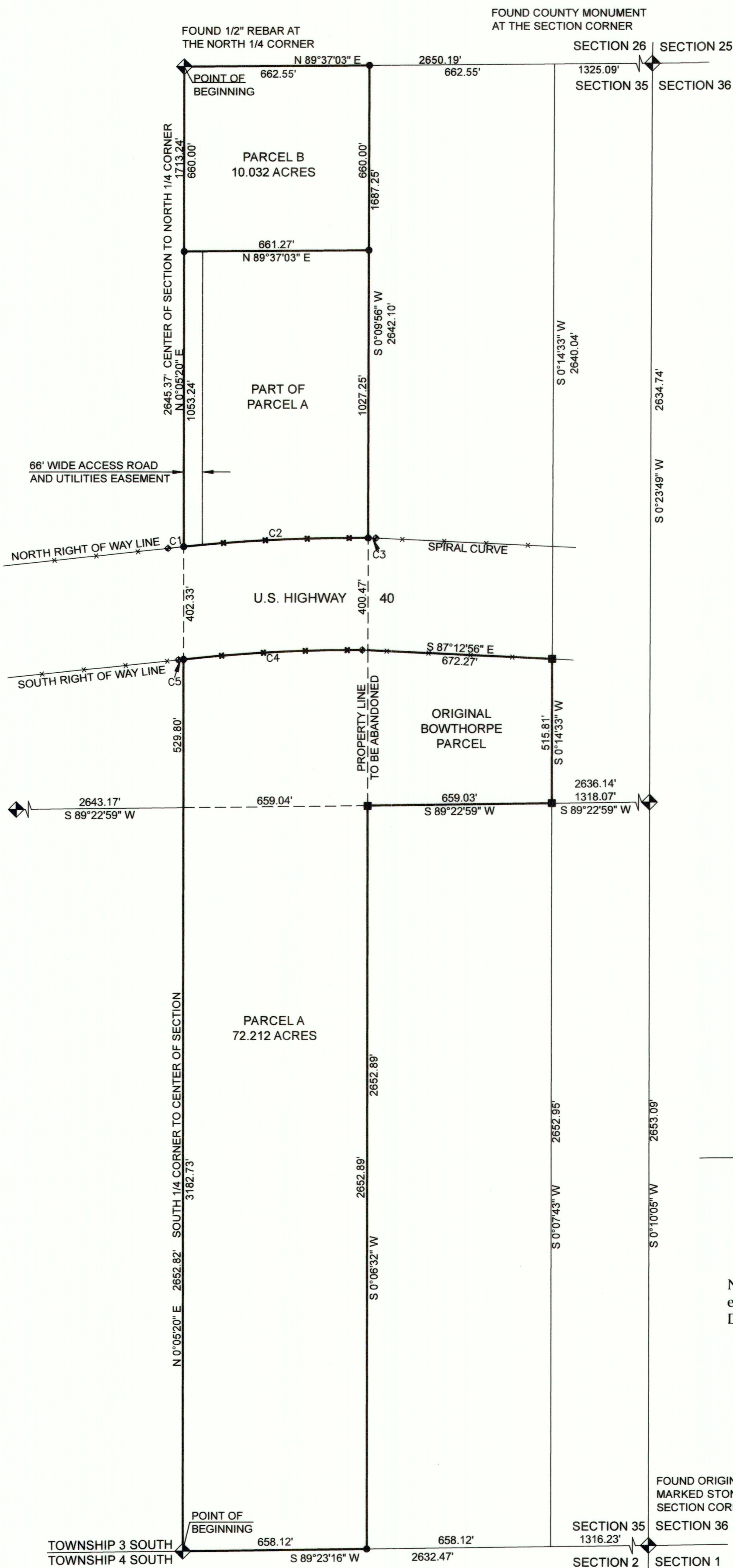
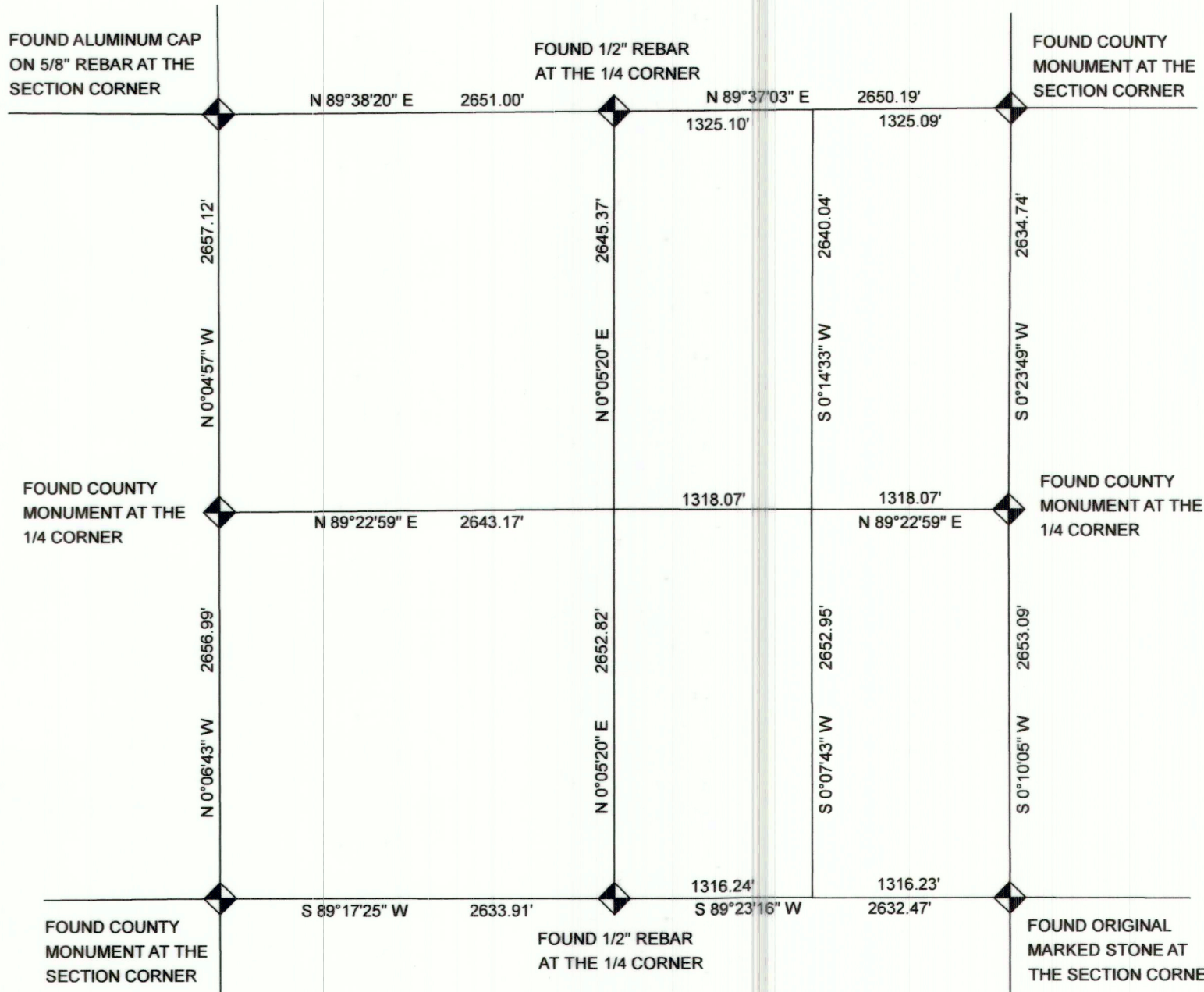
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, ANDY W. BOWTHORPE, the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_  
Notary Public

CURVE TABLE

CURVE	Δ ANGLE	RADIUS	TANGENT	LENGTH	CHORD	LONG CHORD BEARING
C1	0°33'10"	5879.58'	28.37'	56.74'	56.74'	N 83°51'58" E
C2	6°26'42"	5879.58'	331.04'	661.38'	661.02'	S 87°12'52" W
C3	0°16'07"	5879.58'	13.79'	27.57'	27.57'	S 89°17'14" E
C4	6°47'13"	5479.58'	324.92'	649.09'	648.72'	N 87°05'48" E
C5	0°06'50"	5479.58'	5.45'	10.89'	10.89'	N 85°31'19" E

SECTION 35  
TOWNSHIP 3 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
SCALE 1" = 1000'



DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment Plat on this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s.  
County of Duchesne } Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

cell: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 3/28/2018  
SHEET : 1 OF 1 JOB NAME: J.T. GRANT JOB# 1279

County Surveyor's File # 3766